

Economic Indicators

Loudoun County, Virginia

September 2004

	Reporting Period	Current Period	Current Year-to-Date	Last Year-to-Date	Percent Change*
New Residential Construction					
New Residential Units Permitted	August 2004	585	4,355	4,596	-5.2%
Single Family Detached Units Permitted	August 2004	295	2,473	2,291	7.9%
Single Family Attached Units Permitted	August 2004	246	1,337	1,720	-22.3%
Multifamily Units Permitted	August 2004	44	545	585	-6.8%

Source: Loudoun County Department of Building and Development

New Nonresidential Construction					
Office SF Permitted	August 2004	426,783	2,195,312	1,885,504	16.4%
Flex/Industrial SF Permitted	August 2004	0	208,920	38,761	439.0%
Retail SF Permitted	August 2004	106,599	479,917	336,351	42.7%
Other SF Permitted	August 2004	175,716	603,609	723,597	-16.6%
Taxable SF Permitted	August 2004	144,468	902,866	786,795	14.8%
Nontaxable SF Permitted	August 2004	293,099	1,765,224	1,348,264	30.9%
Total Value Nonresidential Construction	August 2004	133,684	430,088	537,240	-19.9%
Value of New Buildings	August 2004	\$109,850,073	\$251,725,487	\$236,677,089	6.4%
Value of Alterations/Additions	August 2004	\$104,918,170	\$212,820,295	\$208,405,849	2.1%
Route 28 Taxing District SF Permitted	August 2004	\$4,931,903	\$38,905,192	\$28,271,240	37.6%
Value of Route 28 Permitted Construction	August 2004	20,215	833,288	514,729	61.9%
	August 2004	\$3,305,104	\$50,325,845	\$23,302,475	116.0%

Source: Loudoun County Department of Building and Development

Housing Sales					
Single Family Detached	May 2004	1,136	4,589	3,665	25.2%
Single Family Attached	May 2004	580	2,228	1,830	21.7%
Condominium	May 2004	430	1,748	1,440	21.4%
	May 2004	126	613	395	55.2%

Source: Loudoun County Department of Financial Services

Washington Dulles International Airport					
Total Passengers	June 2004	1,882,690	9,356,574	8,050,802	16.2%
International Passengers	June 2004	411,197	2,103,494	1,742,093	20.7%
Total Freight (metric tonnes)	June 2004	25,173	149,650	147,273	1.6%

Source: Metropolitan Washington Airports Authority

Taxable Sales (000s)	2nd Quarter 2004	\$922,534	\$1,729,228	\$1,399,538	23.6%
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Source: Virginia Department of Taxation

* Percent change calculated using current year-to-date and last year-to-date.

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	Reporting Period	Current Period	Last Period	Same Period Previous Year	Percent Change*
Average Housing Prices	May 2004	\$432,486	\$406,894	\$362,866	19.2%
Single Family Detached	May 2004	\$536,571	\$526,469	\$469,421	14.3%
Single Family Attached	May 2004	\$349,559	\$337,434	\$277,148	26.1%
Condominium	May 2004	\$236,374	\$231,708	\$178,396	32.5%

Source: Loudoun County Financial Services

At Place Employment					
Employees	4th Quarter 2003	106,616	105,402	101,322	5.2%
New Jobs (over previous quarter)	4th Quarter 2003	1,214			
Establishments	4th Quarter 2003	5,808	5,705	5,480	6.0%
New Businesses (over previous quarter)	4th Quarter 2003	103			
Gross Wages (millions)	4th Quarter 2003	\$1,338	\$1,216	\$1,230	8.8%

Source: Virginia Employment Commission

Consumer Price Index					
Washington-Baltimore DC/MD/VA (1996=100)	July 2004	120.2	118.9	116.8	2.9%
US-All Urban Consumers (1982-84=100)	July 2004	189.4	189.7	183.9	3.0%

Source: US Bureau of Labor Statistics

Civilian Labor Force					
Loudoun County	July 2004	125,603	124,534	121,955	3.0%
Northern Virginia	July 2004	1,365,791	1,354,944	1,324,278	3.1%

Source: Virginia Employment Commission

Unemployment Rate					
Loudoun County	July 2004	2.0	2.2	2.8	-28.6%
Northern Virginia	July 2004	2.0	2.3	2.7	-25.9%
Virginia	July 2004	3.5	3.8	4.4	-20.5%
United States	July 2004	5.7	5.8	6.3	-9.5%

Source: Virginia Employment Commission

Washington Economic Index					
Leading Index (1987=100)	May 2004	111.4	112.3	109.9	1.4%
Current Index (1987=100)	May 2004	108.7	108.9	102.2	6.4%

Source: Center for Regional Analysis

Non-Residential Vacancy					
Total	2nd Quarter 2004	17.4%	17.5%	19.7%	-11.5%
Office	2nd Quarter 2004	15.6%	16.1%	18.2%	-14.1%
Flex	2nd Quarter 2004	29.8%	29.8%	29.0%	2.6%
Industrial	2nd Quarter 2004	7.7%	7.1%	11.8%	-34.6%

Source: Realty Information Group

* Percent change calculated using current period and same period previous year.